

Rockford Historic Preservation Commission

August 14, 2012 – 6:00PM – City Hall Conference Room B

Present: Janna Bailey, Vicki Krueger, Becky Lichty, Mark McInnis, Scott Sanders

Absent: David Hagney, Alderman Doug Mark

Staff: Todd Cagnoni, Deputy Director of Community and Economic Development
Thaddeus Mack, Planner & Building Plans Examiner

Other: Interested Parties

Meeting was called to order at 6:02PM by Janna Bailey

Approval of Minutes

A Motion was made by **Mark McInnis** to **APPROVE** the minutes of the July 10, 2012 meeting as presented. The Motion was **SECONDED** by **Vicki Krueger** and **CARRIED** by a vote of **5-0**.

Unfinished Business

Certificate of appropriateness for 721 E. State St. Owner presented additional information as requested from July 10, 2012 meeting for members to review. Mr. Crane presented two full sized sets of drawings on the Midway Theater and gave a brief narrative of the proposed change to the original design, keeping one of the existing trusses over the stage area and re-roofing this portion of the building. The proposed truss system is to be steel open web trusses, bottom chord bearing on the existing bearing points of the masonry wall, and the truss heel height will reach the approximate depth of the parapet wall. The new roofing will extend over the top of the existing parapet wall and rainwater will be collected by new gutters to run the length of the theater. Mr. Crane also indicated the interior height to the underside of the structure would match what was previously in the building (a concern previously shared by some of the HPC members for possibly getting historic tax credits). The vice-chair opened the floor for discussion of the presented proposal.

Mark McInnis asked for clarification that the parapet would no longer be a parapet with the new roof truss heel height. Mr. Crane indicated that would be the case. Mark McInnis asked if the possibility of getting historic tax credits would be in jeopardy if the roof truss shape was not barrel arched as was originally on the building. Mr. Crane stated that barrel arched wood trusses would not be financially feasible to replace on the building, and the back portion of the theater was not a contributing architectural element. Mr. Crane also stated arched steel trusses would also increase the cost beyond what he is able to absorb to get this project done and moving forward. Mr. Crane indicated his communication with the State did not give clear direction if barrel arched trusses would be required for the Historic Tax Credit. Mr. Crane clarified the interior arch of the ceiling is a suspended ceiling system (using lathe and plaster) and not an arched bottom truss. The existing trusses are flat bottom, similar to what he is proposing. Todd Cagnoni indicated that the interior finishes are not something the COA needs to cover, and although a good discussion, this is not under the authority for the Commission to address. Mr. Sanders summarized the understanding that the tradeoff for the new shape truss vs. the arched truss to save the building seemed to be an appropriate modification. Mr. McInnis asked if the HPC approves this, for the record, that there's a caveat that the State commission might find the truss shape inappropriate for the historic nature of this building. Mr. Sanders summarized that the HPC has been asked to weigh in on the appropriateness of the new roofing and truss design, and if the HPC approves, then the next steps are up to Mr. Crane.

A Motion was made by **Scott Sanders** to **APPROVE** the Certificate of Appropriateness for the roof truss system and roofing as presented in the drawings prepared by Larson and Darby for this meeting, sheets A1.1 and A1.2. The Motion was **SECONDED** by **Mark McInnis** and **CARRIED** by a vote of **5-0**.

Following the approval of the Certificate of Appropriateness for 721 E State St., the HPC members discussed the building and plans with Mr. Crane. Mr. Crane deferred the plans for the building are up to the City. Mr. Crane additionally requested the help of the Commission to communicate in dealing with the City and politics surrounding the Midway Theater. Mr. Crane stated the fact that there was a code hearing on the property following the roof collapse, and stated the fines in place if the roof isn't completed by December, clarifying the fines would be reduced if the project is completed by the dates established in the agreed order. He requested input from the Commission on how to assist on this. Mr. Sanders asked what sway the Commission had with the City in assisting with something like this. Todd Cagnoni stated that this is outside the Commission's responsibilities, but that we would share with the department and share these concerns with the city. Todd further stated that the end goal of the city is the same as that of the Commission, that the building would be stabilized and no longer require action by Code Enforcement activity and Mr. Crane can move forward with his investment as time and money allows. Mr. Crane shared some of the stories of the demolition work. Commission members expressed a desire to see the inside of the building at some point in time, if Mr. Crane would be open to that.

New Business

None to report

Staff report

Thaddeus Mack introduced the new HPC member, Becky Lichty to the Commission Members.

With no other business a **Motion** was made by **Scott Sanders** to adjourn. The **Motion** was **SECONDED** by **Mark McInnis** and **CARRIED** by a vote of **5-0**.

The meeting was adjourned at 6:26 P.M.
Submitted by Thaddeus Mack